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**Trelowen Drive, Penryn**

**Guide Price £475,000**

**Freehold**





## Trelowen Drive, Penryn

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### Property Introduction

Unique to the development and located at the end of the cul-de-sac on a no through road, this stunning house benefits from generous forecourt parking for three vehicles and a detached garage. The highlight feature of the property is the light and bright lounge/diner being spacious and welcoming with a feature wall hung gas wood burner and two sets of glazed doors opening out to a composite decked terrace looking out over a canopy of trees and towards College Reservoir, providing a beautiful green outlook. The house has four double bedrooms (one of which is currently used as a dressing room), two of the bedrooms overlook the rear and benefit from the countryside views, the principal bedroom has fitted wardrobes and overlooks the rear garden with an ensuite shower room and there is also a family bathroom with jacuzzi bath. The lovely modern kitchen has space for a table and chairs, there is a ground floor cloakroom and a useful study/office room is a bonus to the property which could also serve as a children' playroom. The garden is beautifully presented, of a generous size and has been designed to be low maintenance. There is a composite decked terrace, a workshop, a pagoda, seating space and even an electric sauna (available by separate negotiation). This property is a must-see!

### Location

Set in a unique position the property is set away from the main development towards the end of a cul-de-sac in a quiet no through position without direct neighbours to the front or the rear. A pedestrian lane provides quick access through Little Oaks and out onto Kernick Road and this gives easy access to Penryn College, Penryn Junior School, Asda superstore and the university. There is a communal play park for residents and a footpath directly from the estate will take you into the nearby College and Argal reservoirs with beautiful walks to enjoy. Trelowen Drive was built by Bovis Homes and is a development comprising largely of detached houses, semi-detached houses and a small development of apartments. The A39 is within half a mile and provides excellent links to Falmouth and Truro and beyond. Penryn also has a range of mainly independent shops, public houses, chemists and a doctors surgery.

### ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

### ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Doors off to:-

### KITCHEN/BREAKFAST ROOM 13' 2" x 9' 6" (4.01m x 2.89m)

Double glazed window. Range of cream wall and floor mounted units with worktop over and matching upstands, incorporating a one and a half bowl sink and drainer. Integrated double oven and

hob with extractor hood above. Ceramic floor tiles. Integrated fridge/freezer and integrated dishwasher. Radiator and spotlights. Under stairs storage cupboard with electrics.

**STUDY/OFFICE 6' 9" x 6' 6" (2.06m x 1.98m)**

Double glazed window. Radiator.

**LOUNGE/DINER 23' 1" x 11' 7" (7.03m x 3.53m) plus recess**

A very impressive room with a feature wall hung gas real flame log fire. Space for dining table and chairs. Column radiator and further radiator. This room is light and bright with two sets of double doors opening to:-

**REAR TERRACE 26' 3" x 7' 7" (7.99m x 2.31m)**

A recently updated composite south east facing decked terrace with ornamental railings runs across the width of the property from where you can sit and enjoy the far reaching countryside views and steps lead down to the garden. Outside tap.

**CLOAKROOM**

Feature wall, low level WC with integrated flush, pedestal wash hand basin and tiled splashback. Radiator and extractor fan.

**FIRST FLOOR LANDING**

Access to loft. Radiator. Feature light over the stairs. Doors off to:-

**BEDROOM ONE 11' 2" x 10' 2" (3.40m x 3.10m) max. measurements**

Double glazed window with stunning far reaching countryside views. Fitted wardrobes, tv aerial and radiator. Door to:-

**EN-SUITE SHOWER ROOM**

Walk-in shower with mains water shower, wall hung sink with tiled splashbacks and concealed cistern low level WC. Shelf, mirror and mirrored cabinet. Extractor fan. Ceramic floor tile and heated towel rail.

**BEDROOM TWO 10' 4" x 9' 5" (3.15m x 2.87m) plus recesses**

Two double glazed windows. Radiator. TV aerial point. Wardrobe recess.

**BEDROOM THREE 9' 8" x 9' 1" (2.94m x 2.77m) plus door recess**

Double glazed windows. Radiator. TV aerial.

**BEDROOM FOUR 9' 7" x 8' 9" (2.92m x 2.66m)**

Double glazed window. Radiator. TV aerial point.

**BATHROOM**

Obscured double glazed window. Heated towel rail. Spa bath with shower over and side screen, wall hung sink and concealed cistern WC with tiled surround. Mirror and mirrored cabinet. Ceramic floor tiled. Spotlights. Extractor fan.

**OUTSIDE FRONT**

To the front of the property is a paved forecourt and tarmac driveway providing parking for up to three cars. A pedestrian pathway provides access to the rear garden.

**GARAGE 18' 2" x 9' 2" (5.53m x 2.79m)**

Located opposite the house with an up and over door. Eaves storage.

**REAR GARDEN**

The south facing rear garden is enclosed, of a good size and offers seating space, a pergola, a paved patio and gravelled areas with a variety of mature shrubs. There is a bespoke shed with electric and lighting and from the garden you can enjoy views towards College Reservoir. Electric point. Electric sauna. New high quality hot tub available by separate negotiation (installed 2026).

**SERVICES**

Mains water, mains drainage, mains electric, mains gas.

**AGENT'S NOTES**

The Council Tax band is band 'E'. As with most modern developments there is an annual service maintenance charge of £300.25 towards the upkeep of the communal areas and lighting etc., within the estate. Please note the generous loft space has been professionally boarded which, subject to any necessary consents, could be utilised.

**DIRECTIONS**

Follow A39 to roundabout beside Asda- follow road into the side of the Asda car park and continue towards the rear of Asda with the supermarket on your left hand side. Follow the road up and as you come in to the development. If using What3words:- binds.goats.pinch

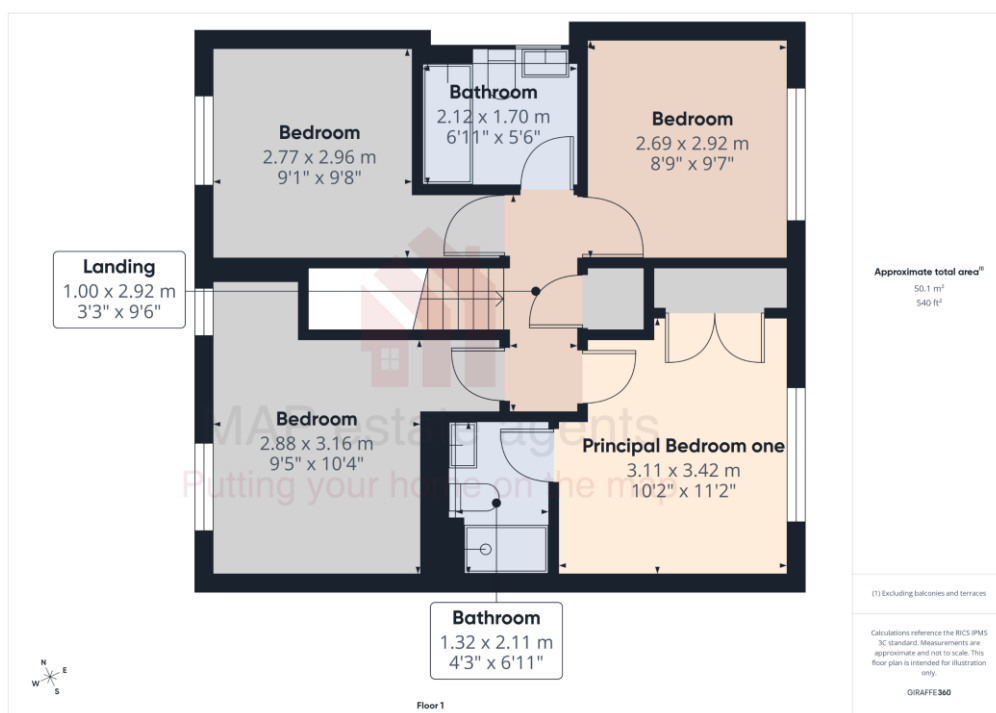
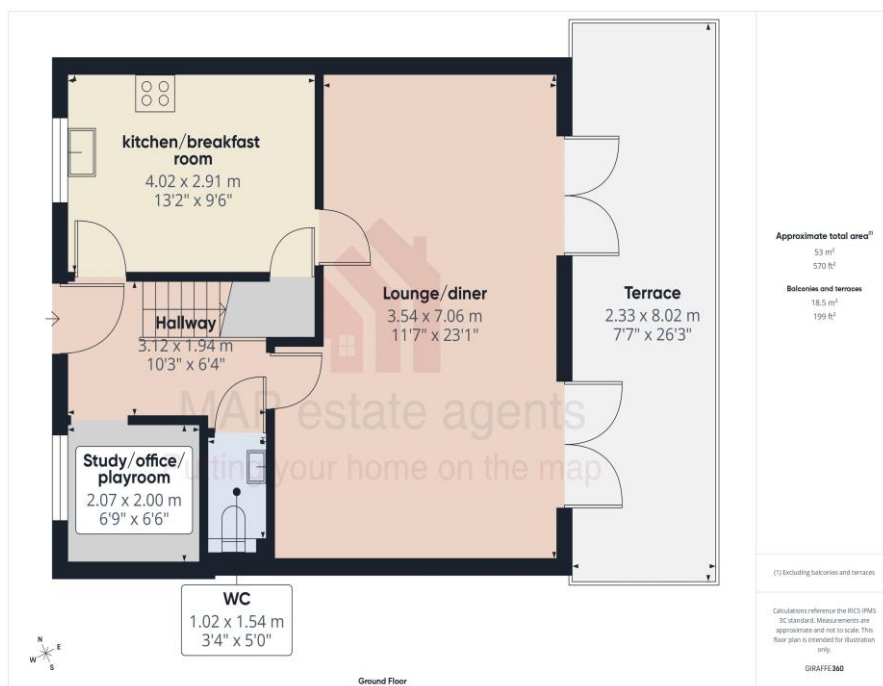


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Four bedroom detached house
- End of end of cul-de-sac position, easy access to schools and university
- Stunning composite deck and garden with a countryside outlook
- Generous lounge/diner with wall hung gas wood burner
- Four double bedrooms to first floor
- Modern kitchen/diner
- Study/office space or children's playroom
- Principal bedroom en-suite, fitted wardrobes and view
- Family bathroom and ground floor cloakroom
- Garage detached from property, generous driveway parking



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